

WARRANTY DEED

Know All Men By These Presents
033079

TRANSFER
TAX
PAID

47-55

That I, **Lisa M. Wilde**, of Oakland, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **James R. Tardiff** of Waterville, County of Waterville and State of Maine, and whose mailing address is 398 Main Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said James R. Tardiff, his heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, being part of lot numbered four (4) of tract of land known as Elmwood Villa and on map of said land, made by J.H. Burleigh, C.E., filed in the Kennebec County Registry of Deeds, bounded and otherwise described as follows, to wit:

Commencing at a point in the westerly line of Russell Street, just ninety (90) feet from the southwesterly corner of Western Avenue and Russell Street, measured in a southerly direction; thence southerly along said Russell Street sixty (60) feet; thence westerly in a line parallel to the southerly line of Western Avenue fifty (50) feet; thence northerly in a line parallel to the westerly line of Russell Street sixty (60) feet; thence easterly fifty (50) feet to the point of beginning.

Also another lot or parcel of land with the buildings thereon situated in said Waterville and being part of a tract of land known as Elmwood Villa and part of lot designated as lot numbered four (4) of said tract, and on the map of said land, made by J.H. Burleigh, C.E., and filed in the Kennebec County Registry of Deeds, being part of the premises deeded to Thomas R. Manners on the 24th day of June, 1903, by Charles P. Crommett, said deed being recorded in the Kennebec County Registry of Deeds in Book 455, Page 12, bounded and also described as follows, to wit:

Commencing at the southwesterly corner of Western Avenue and Russell Street, so-called, running thence westerly along the southerly side of Western Avenue, fifty (50) feet; thence southerly ninety (90) feet; thence easterly fifty (50) feet; thence northerly along the westerly line of Russell Street, so-called, ninety (90) feet to the point of beginning.

BEING the same premises acquired by Keith Wilde and Lisa M. Wilde by Warranty Deed from Roger D. St. Amand dated January 29, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3300, Page 220. Keith Wilde deeded his interest to Lisa M. Wilde by Warranty Deed dated March, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4083, Page 238. This conveyance is in satisfaction of a Bond for a Deed between the parties dated October 2, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4987, Page 1.

Subject, however, to a mortgage given by Keith Wilde and Lisa M. Wilde to Merrill/Norstar Bank, now Fleet Bank of Maine, in the original principal amount of \$38,900 which mortgage is dated January 29, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3300, Page 222 and was assigned to Maine State Housing Authority by Assignment dated January 29, 1988 and recorded in said Registry in Book 3309, Page 219 which mortgage and balance on the underlying Promissory Note, the Grantee herein assumes, by acceptance of this deed, and personally agrees to pay.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said James R. Tardiff, his heirs and assigns, to him and his use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Lisa M. Wilde has hereunto set my hand and seal this 8th day of November, 1996.

Signed, Sealed and Delivered
in the presence of

Kathleen Barcl
Witness

Lisa M. Wilde
Lisa M. Wilde

STATE OF MAINE
County of Kennebec, ss.

Dated: November 8, 1996.

Personally appeared before me on the day and year aforesaid the above-named, Lisa M. Wilde, and acknowledged that the foregoing instrument to be her free act and deed.

Before me,

Barbara C. Arbour
Notary Public

BARBARA C. ARBOUR
Notary Public, Maine

Printed name: My Commission Expires October 21, 2000

My comm. exp: _____



RECEIVED KENNEBEC SS.

96 DEC 20 AM 9:00

ATTEST: Lisa M. Wilde
REGISTER OF DEEDS